

WARRANTY DEED  
Statutory Short Form

099615

I, ANTHONY F. POULIN of Winslow, Kennebec County, State of Maine, for consideration paid, grant to LEO F. POULIN CO., a corporation organized under Maine Law and located at Fuller Street, Winslow, Kennebec County, Maine, 04901, with Warranty Covenants, the land in Waterville, Kennebec County, State of Maine, bounded and described as follows; to wit:

TRANSFER  
TAX  
PAID

BEGINNING at an iron pin set on the westerly line of Stone Ridge Drive as shown on a Subdivision Plan entitled "Final Subdivision Plan of Stone Ridge" dated July 1986 by K & K Land Surveyors, Inc., and recorded in the Kennebec County Registry of Deeds in File #E-87010, which iron pin also marks the easterly corner of Lot #1 on this Plan; thence N 61° 4' 20" W along the northeasterly line of Lot #1 for a distance of 270.59 feet to an iron pin set in the southeasterly line of land of Richard and Pauline Denis at the northern most corner of Lot #1; thence N 30° 22' 16" E for a distance of 163.35 feet to an iron pin; thence continuing N 31° 50' 58" E along land of Donald Toulouse for a distance of 88.71 feet to an iron pin marking the westerly corner of Lot #3 of the above referred to Plan; thence S 58° 9' 2" E along the southwesterly line of Lot #3 on the above referred to Plan for a distance of 245.20 feet to an iron pin set on the westerly side of Stone Ridge Drive which pin also marks the southern most corner of Lot #3; thence S 24° 50' 57" W along the westerly sideline of Stone Ridge Drive for a distance of 240 feet to an iron pin marking the point of beginning; containing 1.46 acres.

MEANING AND INTENDING to convey Lot #2 on the "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc. dated July 1986 and recorded in the Kennebec County Registry of Deeds in File #E-87010.

MEANING AND INTENDING to convey a portion of the premises conveyed to this Grantor by Deed of Robert A. Rosenthal dated September 24, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3031, Page 300.

THIS CONVEYANCE is made subject to the following restrictions numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereon, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.

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7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.

8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.

9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.

10. The grantor herein does not hold himself responsible for enforcing the foregoing restrictions.

WITNESS my hand and seal this 20th day of May, 1988.

Signed, Sealed and Delivered  
in the presence of:

E. William Fox

Anthony F. Poulin  
ANTHONY F. POULIN

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: 5/20, 1988

Then personally appeared the above named ANTHONY F. POULIN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

E. William Fox  
Notary Public ATTORNEY  
Print Name E. William Fox

RECEIVED KENNEBEC SS.

1988 MAY 25 PM 1:16

WITNESSED: Thomas B. Brown  
REGISTER OF DEEDS